

Single Family Residence **RESIDENTIAL**

480 SASSAFRAS LN

ROSWELL, GA 30076

\$573,055 TopHap Estimate · \$345 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,662 ft²

LIVING AREA

0.39 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$573K

\$512K low

\$634K high

Last Sale

\$420,000 · Nov 4, 2019

Est. Owner Equity

\$300,055

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,752 (2025)
Assessed Value	\$177,880
Previous Assessed	\$155,600
Assessor Market Value	\$444,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	FULTON
Lot (acres)	0.40
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck Patio · 686 ft² Porch · 218 ft²

CLIMATE RISK

25 FLOOD	13 WILDFIRE	85 HEAT	92 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2019	Resale	Grant Deed	\$420,000	\$253	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holcomb Bridge Middle School	Middle	6–8	0.4 mi
Centennial High School	High	9–12	0.8 mi
River Eves Elementary School	Elementary	PK–5	1.3 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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